

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF GARDEN CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF GARDEN CITY, IDAHO, AN URBAN RENEWAL AGENCY ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO, MAKING CERTAIN FINDINGS THAT REVENUES ARE SUFFICIENT TO COVER ALL ESTIMATED AGENCY EXPENSES FOR FUTURE YEARS FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS RIVER FRONT URBAN RENEWAL PROJECT; ESTIMATING THE REMAINING PROJECT OBLIGATIONS AND COSTS; RECOMMENDING TO THE CITY COUNCIL THAT THE REVENUE ALLOCATION PROVISION FOR THE FIRST AMENDMENT TO THE AMENDED AND RESTATED URBAN RENEWAL PLAN RIVER FRONT URBAN RENEWAL PROJECT BE TERMINATED; RECOMMENDING FURTHER THAT THE CITY COUNCIL PASS AN ORDINANCE TERMINATING THE REVENUE ALLOCATION PROVISION FOR THE RIVER FRONT URBAN RENEWAL PLAN AND RETURNING THE REVENUE ALLOCATION AREA TO THE REGULAR TAX ROLL EFFECTIVE TAX YEAR 2013; PROVIDING FOR THE PAYMENT OF DELINQUENT PROPERTY TAXES FOLLOWING TERMINATION; PROVIDING FOR PAYMENT OF CERTAIN EXPENSES FOR FISCAL YEARS 2014 AND 2015; PROVIDING FOR REIMBURSEMENT OF CERTAIN ADVANCES TO THE RIVER FRONT EAST PROJECT AREA IN 2014; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the city of Garden City, Idaho (the "Agency"), an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended (the "Law");

WHEREAS the City Council of the City of Garden City, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Front Urban Renewal Plan (the "River Front Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 681 on December 10, 1996, approving the River Front Plan and making certain findings;

WHEREAS the City, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan River Front Urban Renewal Project (the "Amended and Restated River Front Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 4-2008 on March 3, 2008, approving the Amended and Restated Plan and making certain findings;

WHEREAS the City, after notice duly published, conducted a public hearing on the

Amendment to the Amended and Restated Urban Renewal Plan River Front Urban Renewal Project (the "First Amendment to Amended and Restated River Front Plan"), which amendment eliminated certain parcels from the original project area;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 953-12 on October 22, 2012, approving the First Amendment to Amended and Restated River Front Plan and making certain findings;

WHEREAS the City, after notice duly published, conducted a public hearing on a second plan area referred to as the River Front East Urban Renewal Project Urban Renewal Plan (the "River Front East Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 954-12 on October 22, 2012, approving the River Front East Plan and making certain findings;

WHEREAS, the termination date for the revenue allocation area was set forth in the Amended and Restated River Front Plan, as amended, as December 31, 2026;

WHEREAS, a substantial portion of identified improvements and/or projects have been completed in the Amended and Restated River Front Plan, as amended;

WHEREAS, it appears there are remaining projects and/or improvements to be completed under the Amended and Restated River Front Plan, as amended, which will not be completed by the end of the Agency's current fiscal year ending September 30, 2013;

WHEREAS, it is expected most of the expenses from any remaining improvements to be completed under the Amended and Restated River Front Plan, as amended, are to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2013, with the exception of (1) certain Greenbelt and park improvements in the estimated amount of \$15,000.00; (2) certain improvements to public facilities in the estimated amount of \$185,000.00; (3) certain public safety expenditures in the amount of \$5,000.00; (4) expenditures for senior and youth programs in the estimated amount of \$1,000.00; (5) expenditures for miscellaneous community activities in the estimated amount of \$500.00; (6) possible cost overruns from current projects; and/or (7) unexpected construction delays. An estimate of the remaining project costs and other administrative fees and costs are set forth in the Termination Plan attached hereto as Exhibit A. A preliminary Termination Budget is attached hereto as Exhibit B;

WHEREAS, the Agency intends to receive current or delinquent property taxes due to the Agency that were levied for calendar year 2012, or earlier;

WHEREAS, the Amended and Restated River Front Plan, as amended, intends to receive reimbursement funds from the River Front East Project Area during the Agency's 2014 fiscal year for the previous advance of \$25,000.00.

WHEREAS, the Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees;

WHEREAS, the Agency has reviewed the remaining improvements and/or projects and

based on projected revenues and expenses of the Amended and Restated River Front Plan, as amended, has determined there are sufficient funds for payment of all final improvement costs and Agency expenses and has further determined the revenue allocation area can be terminated early, on or before December 31, 2013;

WHEREAS, pursuant to Exhibit A, the Agency estimates a surplus will be available for distribution on or before September 30, 2014, and which will be included in the Agency's 2014 fiscal year budget;

WHEREAS, a copy of the boundary map and legal description of the revenue allocation area are attached hereto as Exhibit C and Exhibit D, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF GARDEN CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Termination Plan attached hereto as Exhibit A is hereby approved and adopted by the Agency Board.

Section 3: That the revenue allocation area contained in the Amended and Restated River Front Plan, as amended and as more particularly described in Exhibits C and D, shall be terminated on or before December 31, 2013, consistent with the termination provisions set forth in the Act, allowing certain taxing entities to use the 2013 estimated assessed values above the adjusted base assessment roll for the Amended and Restated River Front Plan Area, as amended, for their budgetary purposes, and further, those certain taxing entities may, for their budgetary purposes, take into account the difference between the increment value as of December 31, 2006, and the 2013 increment value for the Amended and Restated River Front Plan Area, as amended, which difference shall be added to the 2013 new construction roll, pursuant to section 63-301A(3)(g), Idaho Code.

Section 4: That the Agency does not intend to take revenue allocation funds in calendar year 2014, generated from the 2013 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2014.

Section 5: That all financial obligations have been provided for, and the outstanding obligations, if any, will be paid in full on or before September 30, 2013.

Section 6: That any current or delinquent property taxes due to the Agency that were levied for calendar year 2012, or earlier, whenever collected, shall be paid to the Agency;

Section 7: That any surplus will be distributed prior to the end of the Agency's 2014 fiscal year on or before September 30, 2014. Any surplus funds will be remitted to the County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. *See* I.C. 50-2909(4). Further, any other remaining funds in subsequent fiscal years received by the Agency from delinquent taxes after September 30, 2014, shall be

disbursed in the same manner each fiscal year less any funds necessary for administrative expenses. Additionally, any funds received for reimbursement from the River Front East Project Area not otherwise required to make payment on projects contemplated by the Termination Plan to be completed before September 30, 2014, shall be handled in the same manner.

Section 8: That the Agency does hereby request that the City Council, pursuant to 50-2903(5), Idaho Code, adopt an Ordinance providing for the termination of the revenue allocation area in the Amended and Restated River Front Plan, as amended, to be effective on or before December 31, 2013, and declare that the tax year 2013 revenues from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2014, and should flow to the respective taxing districts pursuant to Idaho law.

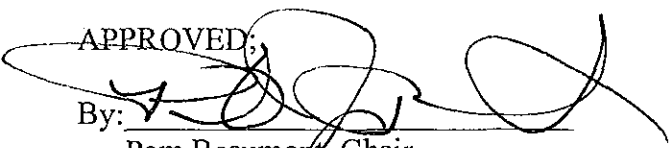
Section 9: That a copy of this Resolution be sent to the Ada County Assessor's Office, the County Auditor/Recorder (together with a boundary map) and the Idaho State Tax Commission to provide notice of termination of the revenue allocation area in the Amended and Restated River Front Plan, as amended.

Section 10: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Garden City, Idaho, on May 20, 2013. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 20th day of May 2013.

APPROVED:

By:


Pam Beaumont, Chair

ATTEST:

By:

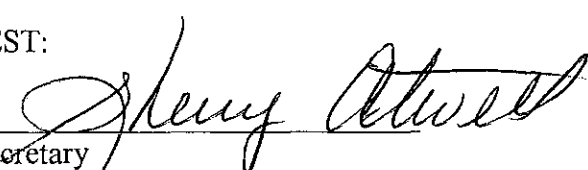

Secretary

EXHIBIT A

URBAN RENEWAL AGENCY OF THE CITY OF GARDEN CITY, IDAHO

TERMINATION PLAN FOR THE REVENUE ALLOCATION AREA SET FORTH IN THE AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE RIVER FRONT URBAN RENEWAL PROJECT AREA, AS AMENDED

The Garden City Urban Renewal Agency (the "Agency") intends to terminate the revenue allocation area adopted at the time of the original adoption of the Urban Renewal Plan for the River Front Project Area in the city of Garden City, effective retroactively to January 1, 1996, as amended and restated in 2008, and as further amended by the First Amendment to the Amended and Restated Urban Renewal Plan River Front Urban Renewal Project in 2012, and currently referred to as the Amended and Restated Urban Renewal Plan (the "Plan") for the River Front Project Area, as amended. This Plan area is often referred to as the River Front Plan Area. The termination date for this revenue allocation area was set forth in the Plan as December 31, 2026; however, the Agency has reviewed the projected revenues and expenses of the Plan and has determined the revenue allocation area can be terminated early, by December 31, 2013, effective retroactively to January 1, 2013, as it relates to assessed values within the project area. As a result, the Agency does not intend to take revenue allocation funds in calendar year 2014, generated from the 2013 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2014. The Agency will continue to receive revenue allocation funds from delinquency tax payments in calendar year 2014 and beyond, generated from the 2012 assessed values, or earlier, and the tax payment due in July 2013, from 2012 assessed values.

The Agency expects most of the expenses from any remaining improvements to be completed under the Plan to be incurred and satisfied by the Agency's current fiscal year ending September 30, 2013, with the exception of (1) certain Greenbelt and park improvements in the estimated amount of \$15,000.00; (2) certain improvements to public facilities in the estimated amount of \$185,000.00; (3) certain public safety expenditures in the amount of \$5,000.00; (4) expenditures for senior and youth programs in the estimated amount of \$1,000.00; (5) expenditures for miscellaneous community activities in the estimated amount of \$500.00; (6) possible cost overruns from current projects; and/or (7) unexpected construction delays. Additionally, there are administrative fees and costs due to termination that will be incurred during the Agency's next fiscal year. An estimate of the remaining project costs is \$206,500.00, and of the administrative fees and costs is \$22,300.00. The Agency will have sufficient funds on deposit for payment of all final project costs, including any cost overruns, and administrative fees. The Agency also anticipates receiving reimbursement for certain advance funding from the River Front East Project Area in 2014.

At this point, the Agency is anticipating there will be a surplus to be distributed prior to the end of the Agency's 2014 fiscal year, September 30, 2014. An estimate of the total surplus funds to be available for distribution on or before September 30, 2014, is \$1,853.00. Any available funds will be remitted to the County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

EXHIBIT B

GARDEN CITY URBAN RENEWAL AGENCY RIVER FRONT URBAN RENEWAL DISTRICT FY2013 and FY2014 TERMINATION BUDGET

	<u>FY2010 ACTUAL</u>	<u>FY2011 ACTUAL</u>	<u>FY 2012 ACTUAL</u>	<u>FY2013 PROJ</u>	<u>FY 2014 PROJ</u>
REVENUE					
CASH CARRYOVER	828637	949213	1349958	1432053	155553
LOAN REPAYMENT PROCEEDS	0	0	0	0	25000
TAX INCREMENT REVENUE	845424	846428	776293	700000	50000
INTEREST INCOME	4657	4278	3500	2000	100
TOTAL	1678718	1799919	2129751	2134053	230653
EXPENDITURES:					
OPERATING					
AUDIT EXPENSE	4000	3200	4000	1800	1600
BOOKKEEPING SERVICES	1200	1600	1600	1600	1400
LEGAL	4808	7431	7376	25000	10000
LIABILITY INSURANCE	1648	1483	1335	1500	1300
MISC. BUSINESS EXPENSE	0	984	2149	2000	1500
OFFICE	841	259	306	1000	500
PROFESSIONAL SERVICES	0	0	0	10000	3500
SECRETARIAL	2400	3600	3600	3600	1500
TRAVEL	0	0	719	1000	1000
TOTAL OPERATING EXPENSE	14897	18557	21085	47500	22300
COMMUNITY ACTIVITIES					
MISC. COMMUNITY	576	500	0	1000	500
TOTAL COMMUNITY ACTIVITIES	576	500	0	1000	500
PUBLIC FACILITY IMPROVEMENTS					
GREENBELT/PARK IMPROVEMENTS	3309	23099	18114	15000	15000
PUBLIC FACILITIES PROJECT COMPLETIONS	707723	359278	619738	1900000	185000
PUBLIC SAFETY	0	43032	28661	5000	5000
SENIOR AND YOUTH PROGRAMS	3000	5495	10100	10000	1000
TOTAL PUBLIC FACILITIES	714032	430904	676613	1930000	206000
TOTAL	729505	449961	697698	1978500	228800
RETAINED EARNINGS	949213	1349958	1432053	155553	1853

*** ESTIMATED DISTRIBUTION AMOUNT ON OR BEFORE SEPTEMBER 2014 IS LESS THAN \$2000**

FY2014 PUBLIC PROJECT COMPLETIONS

Greenbelt/Park Improvements (\$15,000)

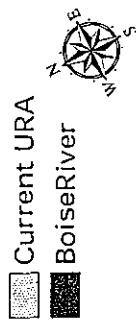
- * Restripe Greenbelt path
- * Addition of bike rack and picnic tables at Mystic Cove Park
- * Soil amendments at Mystic Cove Park

Public Facilities (\$185,000)

- * Complete Animal Shelter Remodel (\$50,000)
- * Complete 46th St. waterline (\$100,000)
- * Paint Reservoir Support Facilities (\$10,000)
- * Improve 42nd & Adams Pedestrian Crossing (\$15,000)
- * Final Reservoir Landscaping (\$10,000)

EXHIBIT C

BOUNDARY MAP OF THE TERMINATING REVENUE ALLOCATION AREA



BoiseRiver

17 July 2012

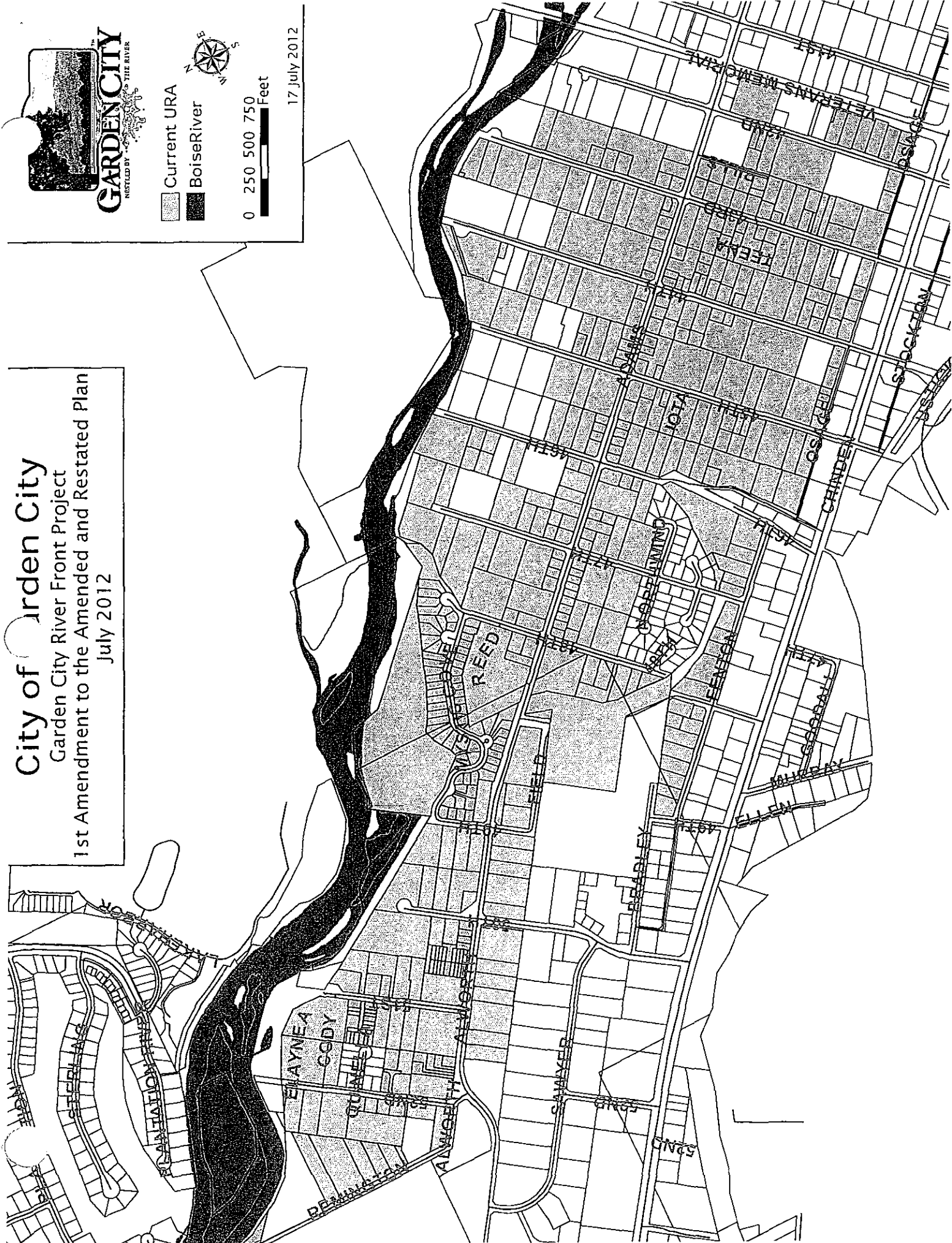
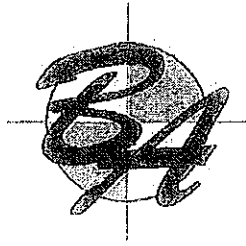


EXHIBIT D

LEGAL DESCRIPTION OF THE TERMINATING REVENUE ALLOCATION AREA



B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208-343-3381 Facsimile 208-342-5792

Garden City Original Urban Renewal Agency Boundary Description Excluding Lands To Be Included In Proposed 2013 Urban Renewal Area

22 October 2012

An area consisting of approximately 395.36 acres enclosed within the following boundaries:

A portion of Sections 30, 31, and 32, Township 4 North, Range 2 East and Sections 5 and 6, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho and including portions of Fairview Acres Subdivisions #1 and #3, Randall Acres Subdivisions #4 and #5, Phelps Subdivision and Bradley Park Subdivision No. 1, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the common corner of Sections 31 and 32, Township 4 North, Range 2 East and Sections 5 and 6, Township 3 North, Range 2 East; thence S 89°52' W, 131.11 feet to the southwesterly right-of-way of Osage Street, which is the *Point of Beginning*:

Thence S 45°44' E, 1,461.99 feet, more or less, along the southwesterly right-of-way of Osage Street to the east corner of Lot 32, Block 5 of Fairview Acres Subdivision No. 1, said lot corner lies within the right-of-way of Veterans Memorial Parkway;

Thence N 44°16' E, 2,307.51 feet, more or less, to the north corner of Lot 8, Block 16 of Fairview Acres Subdivision No. 3;

Thence N 00°44' W, 106.07 feet to the south corner of Lot 25, Block 16 of Fairview Acres Subdivision No. 3;

Thence N 02°02' W, 311.21 feet to the north corner of Lot 25, Block 16 of Fairview Acres Subdivision No. 3;

Thence N 16°30' E, 107.35 feet to the southeast corner of Lot 15, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 07°40' W, 381.08 feet to the north corner of Lot 15, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 32°14' W, 308.52 feet to the north corner of Lot 20, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 42°18' W, 50.09 feet to the southeast corner of Lot 16, Block 18 of Fairview Acres Subdivision No. 3;

Thence N 31°42' W, 309.23 feet to the north corner of Lot 16, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 52°12' W, 301 feet to the north corner of Lot 19, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 55°56' W, 50.80 feet to the east corner of Lot 15, Block 19 of Fairview Acres Subdivision No. 3;

Thence N 86°43' W, 384.19 feet to the northwest corner of Lot 14, Block 19 of Fairview Acres Subdivision No. 3;

Thence N 69°19' W, 327.35 feet to the north corner of Lot 15, Block 19 of Fairview Acres Subdivision No. 3;

Thence N 52°35' W, 50.36 feet to the north corner of Lot 12, Block 20 of Fairview Acres Subdivision No. 3;

Thence N 45°33' W, 300 feet to the north corner of Lot 12, Block 20 of Fairview Acres Subdivision No. 3 also to the intersection of the northeasterly boundary of Fairview Acres Subdivision No. 3 and the US Hay Reserve;

Thence N 37°23' W, 303.21 feet to the north corner of Lot 23, Block 20 of Fairview Acres Subdivision No. 3;

Thence N 36°39' W, 50.64 feet to the east corner of Lot 12, Block 21 of Fairview Acres Subdivision No. 3;

Thence N 38°08' W, 302.65 feet to the north corner of Lot 12, Block 21 of Fairview Acres Subdivision No. 3;

Thence N 42°52' W, 300.37 feet to the north corner of Lot 22, Block 21 of Fairview Acres Subdivision No. 3;

Thence N 25°56' W, 53.14 feet to the east corner of Lot 13, Block 22 of Fairview Acres Subdivision No. 3;

Thence N 58°54' W, 254.69 feet to the north corner of Lot 13, Block 22 of Fairview Acres Subdivision No. 3;

Thence S 44°16' W, 15 feet to the west corner of Lot 13, Block 22 of Fairview Acres Subdivision No. 3;

Thence S 60°36' W, 40.31 feet to the intersection of the north boundary of Fairview Acres Subdivision No. 3 and the section line common to said Sections 31 and 32;

Thence S 79°47' W, 185.64 feet;

Thence S 75°01' W, 121.78 feet;

Thence N 45°39' W, 981.6 feet;

Thence N 43°06' W, 12.25 feet;

Thence N 15°10' W, 227.27 feet;

Thence N 65°51' W, 295.82 feet;

Thence N 89°11' W, 184 feet;

Thence N 64°33' W, 86.52 feet;

Thence S 34°18' W, 447.61 feet to the north corner of Lot 6, Block 1 of Randall Acres Subdivision No. 5;

Thence N 32°06' W, 1,250.57 feet along the northeasterly boundary of Randall Acres Subdivision No. 5 to its intersection with the section line common to said Sections 31 and 32;

Thence N 29°39' W, 226.3 feet to the southeast corner of Lot 21, Block 5 of Randall Acres Subdivision No. 5;

Thence N 01°35' E, 213.6 feet along the easterly boundary of Lot 21, Block 5 of Randall Acres Subdivision No. 5;

Thence N 39°12' W, 192.6 feet to the north corner of Lot 21, Block 5 of Randall Acres Subdivision No. 5;

Thence N 63°34' W, 302.1 feet to the north corner of Lot 11, Block 5 of Randall Acres Subdivision No. 5;

Thence N 68°00' W, 320.6 feet;

Thence N 58°08' W, 172.2 feet to the southeast corner of Lot 9, Block 6 of Randall Acres Subdivision No. 5;

Thence N 49°12' W, 693.88 feet to the north corner of Randall Acres Subdivision No. 5;

Thence S 00°04' W, 1,506.68 feet to the southwesterly right-of-way of Alworth Street;

Thence S 55°40' E, 625.38 feet along the southwesterly right-of-way of Alworth Street to the north corner of Lot 16, Block 2 of Randall Acres Subdivision No. 4;

Thence S 34°20' W, 300 feet to the west corner of Lot 16, Block 2 of Randall Acres Subdivision No. 4;

Thence S 55°40' E, 1,005.00 feet along the southwesterly boundary of Randall Acres No. 5 to the north corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence S 34°20' W, 174.35 feet along the northwesterly boundary of Lot 1, Block 4 of Bradley Park Subdivision No. 1 to the west corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence S 55°40' E, 391.25 feet along the southwesterly boundary of Lot 1, Block 4 of Bradley Park Subdivision No. 1 to the south corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence N 34°22' E, 174.35 feet along the southeasterly boundary of Lot 1, Block 4 of Bradley Park Subdivision No. 1 to the east corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence S 55°40' E, 574.63 feet along the southwesterly boundary of Randall Acres No. 5;

Thence S 34°22' W, 500 feet;

Thence S 55°40' E, 526.87 feet;

Thence S 02°50' W, 349.71 feet, more or less, to the northwest corner of Lot 8, Block 3, Randall Acres Subdivision No. 4;

Thence N 55°42' W, 865.11 feet to the north corner of Randall Acres Subdivision No. 4;

Thence S 34°20' W, 184.10 feet, more or less, to the west corner of the intersection of an alley, as shown in Bradley Field Business Park

Subdivision, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and East 49th Street;

Thence N 55°40' W, 197 feet along the southwesterly right-of-way of said alley to the east corner of Lot 1, Block 1 of Bradley Field Business Park Subdivision;

Thence S 34°20' W, 115.50 feet along the southeast boundary of Lot 1, Block 1 of Bradley Field Business Park;

Thence S 45°44' E, 200.00 feet along a line parallel to the northeasterly right-of-way of Chinden Boulevard to the northwesterly right-of-way of East 49th Street;

Thence S 48°17'23" E, 50.42 feet to the west corner of Lot 30, Block 2, Randall Acres Subdivision No. 4;

Thence S 45°44' E, 817.30 feet to the southeasterly boundary of 48th Street right-of-way;

Thence N 44°16' E, 150 feet along the southeasterly boundary of 48th Street right-of-way to the north corner of Lot 53, Block 1, Randall Acres Subdivision No. 4;

Thence S 45°44' E, 1,288.50 feet along the southwesterly boundary of Fenton Street right-of-way to the east corner of Lot 29, Block 1, Randall Acres Subdivision No. 4;

Thence N 64°51'22" E, 17.46 feet;

Thence N 52°55' E, 453.82 feet;

Thence S 45°44' E, 106.63 feet, more or less, to the north corner of Lot 26, Block 1, Fairview Acres Subdivision No. 1;

Thence S 22°21' W, 107.8 feet to the north corner of Lot 27, Block 1, Fairview Acres Subdivision No. 1;

Thence S 53°42'56" W, 522.08 feet along the northwesterly boundary of Fairview Acres Subdivision to the north corner of Lot 34, Block 1, Fairview Acres Subdivision No. 1 and to the southwesterly right-of-way of Osage Street;

Thence S 45°44' E, 1,382.64 feet along the southwesterly right-of-way of Osage Street to the *Point of Beginning*.

EXCEPTING THEREFROM the following lands:

Lots 4 and 5, Block 2, Lot 5, Block 3, Lots 4 through 7, Block 4, Lots 23 through 26, Block 5 of Fairview Acres Subdivision No. 1; Lots 25 through 28, Block 16, Lots 1, 2, 3 and 12, 13 and 20 through 23, Block 17, Lots 19 through 26, Block 18, Lots 10, 11 and Lots 28 through 30, Block 19, Lots 6 through 11 and 24 through 30, Block 20, Lots 3, 4, 5, 7, 26, 27 and 28, Block 21, Lots 10 through 13, Block 22 and the re-subdivided Riverview West and Northwind subdivisions in Fairview Acres Subdivision No. 3; Lots 6 through 8, Block 5, of Randall Acres Subdivision No. 5; Lot 1, Block 1 of Phelps Subdivision; and the following parcels:

A portion of Lots 1, 28 and 29, Block 6 of Randall Acres Subdivision No. 5, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, being more particularly described as follows:

Commencing at the most southerly corner of said Lot 29, thence N 55°40'00"W, 100.00 feet along the southwesterly boundary of said Lot 29 to the *Point of Beginning*:

Thence continuing N55°40'00"W, 218.17 feet along the southwesterly boundary of said lots 29 and 1 to the southwest corner of said Lot 1;

Thence N00°04'00"E, 170.00 feet along the westerly boundary of said Lot 1 to a point 30.00 feet southerly of the northwest corner of said Lot 1;

Thence S89°56'00"E, 105.69 feet along a line 30.00 feet southerly of and parallel to the northerly boundary of said Lot 1;

Thence S55°40'00"E, 226.54 feet along the northeasterly boundary of said Lot 28 to a point 100.00 feet northwesterly of the most easterly corner of said Lot 28;

Thence S34°20'00"W, 200.00 feet along a line 100.00 feet northwesterly of and parallel to the southeasterly boundary of said lots 28 and 29 to the *Point of Beginning*.

AND EXCLUDING:

A portion of Lot 7, Block 18 of Fairview Acres Subdivision No. 3, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, being more particularly described as follows:

Beginning at the most southerly corner of said Lot 7; which is the *Point of Beginning*:

Thence N45°44'W, 300.00 feet along the southwesterly boundary of said Lot 7 to the most westerly corner of said Lot 7;

Thence N44°16'E, 50.00 feet along the northwesterly boundary of said Lot 7 to the mid-point of said Lot 7;

Thence S45°44'E, 300.00 feet to the mid-point on the southeasterly boundary of said Lot 7;

Thence S44°16'W, 50.00 feet along the southeasterly boundary of said Lot 7 to the *Point of Beginning*.

AND FURTHER EXCLUDING:

A portion of Section 32, Township 4 North, Range 2 East and Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho and including portions of Fairview Acres Subdivisions #1 and #3, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the common corner of Sections 31 and 32, Township 4 North, Range 2 East and Sections 5 and 6, Township 3 North, Range 2 East; thence S 89°52' W, 131.11 feet to the southwesterly right-of-way of Osage Street, thence S 45°44' E, 1,461.99 feet, more or less, along the southwesterly right-of-way of Osage Street to the east corner of Lot 32, Block 5 of Fairview Acres Subdivision No. 1, said lot corner lies within the right-of-way of Veterans Memorial Parkway; thence N 44°16' E, 1,332.51 feet, more or less, to the south corner of Lot 18, Block 5 of Fairview Acres Subdivision No. 1 which is the Point of Beginning;

Thence N 45°44' W, 350.00 feet to the south corner of Lot 17, Block 4 of Fairview Acres Subdivision No. 1;

Thence S 44°16' W, 200.00 feet to the south corner of Lot 15, Block 4 of Fairview Acres Subdivision No. 1;

Thence N 45°44' W, 300.00 feet to the west corner of Lot 15, Block 4 of Fairview Acres Subdivision No. 1;

Thence N 44°16' E, 350.00 feet to the west corner of Lot 1, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 45°44' E, 300.00 feet to the south corner of Lot 1, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 44°16' E, 300.00 feet to the south corner of Lot 4, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 45°44' W, 300.00 feet to the west corner of Lot 4, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 44°16' E, 800.00 feet to the north corner of Lot 11, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 45°44' E, 300.00 feet to the east corner of Lot 11, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 44°16' W, 500.00 feet to the south corner of Lot 7, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 45°44' E, 350.00 feet to the south corner of Lot 28, Block 16 of Fairview Acres Subdivision No. 3;

Thence S 44°16' W, 750.00 feet to the Point of Beginning.

Comprising 13.94 acres more or less

This description has been prepared from information of record in the Ada County Recorder's office and provided by the Garden City Urban Renewal Agency. A land survey specific to this description has not been performed.

